

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 24, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**RQR-25872 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: DIVERSIFIED REALTY - OWNER: ESS PRISA, LLC** - Required Five Year Review of an approved Variance (V-0086-95) WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RAISED TO A HEIGHT OF 55 FEET, AND ALLOWED THE SIGN TO BE 150 FEET FROM RESIDENTIAL ZONING DISTRICT WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED at 1399 North Rainbow Boulevard (APN 138-27-502-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

**IF APPROVED, C.C.: 02/20/08**

**IF DENIED, P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

3

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**RECOMMENDATION:**

**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location, Aerial, and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter For V-86-95
6. City Council Approval Letter For V-0086-95(2)
7. Protest Postcards
8. Submitted after final agenda – Protest Postcard

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,  
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open.

**PLANNING COMMISSION MEETING OF: JANUARY 24, 2008**

This item was under the One Motion/One Vote portion of the agenda and was pulled at COMMISSIONER TRUESDELL'S request.

COMMISSIONER QUINN disclosed that her family's trust had purchased property from the applicant three years ago. DEPUTY CITY ATTORNEY JAMES LEWIS stated she did not need to abstain on this item as she did not have an ongoing financial relationship with the applicant.

ANDY REED, Planning and Development Department, stated a field check of the sign was conducted on 12/14 found no visible graffiti or vandalism. As the pattern of development in the area has not changed, he recommended approval.

CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He noted the sign has been well-maintained and respectfully requested approval.

MARGO WHEELER, Director of the Planning and Development Department, informed COMMISSIONER TRUESDELL that approval for a digital board required a separate application and explained that approval of the required review would not change the sign itself.

CHAIRMAN GOYNES declared the Public Hearing closed.

